



## HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

*ELlicott City Historic District ■ LAWYERS HILL Historic District*

3430 Court House Drive ■ Ellicott City, Maryland 21043

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*Administered by the Department of Planning and Zoning*

www.howardcountymd.gov

VOICE 410-313-2350

FAX 410-313-3042

### April Agenda

Thursday, April 7, 2016; 7:00 p.m.

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The April meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings unless otherwise indicated. All inquiries should be made to: 410-313-2350. Requests for accommodations need to be made three working days in advance of the meeting. Materials are available in alternative formats upon request.

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**\*\*Please note the following comments and recommendations are from DPZ Staff and are recommendations for the Commission to consider, they do not represent a decision made by the Commission. \*\***

#### **PLANS FOR APPROVAL**

1. 10-43c – 8497 Hill Street, Ellicott City
2. 16-09 – 8098 Main Street, Ellicott City
3. 16-10 – 12050 Old Frederick Road, Marriottsville
4. Motion for Reconsideration HPC-16-06(a), 3538 Church Road, Ellicott City
5. 16-11 – 3630 Church Road, Ellicott City
6. 16-12 – 8086 Main Street, Ellicott City
7. 16-13 – 8382 Court Avenue, Ellicott City
8. 16-07 – 8081 Main Street, Ellicott City
9. 16-14 – 8318 Forrest Street, Ellicott City
10. 16-15 – 8069 Main Street, Ellicott City
11. 16-08 – 8505-8507 Main Street, Ellicott City

#### **CONSENT AGENDA**

##### **16-09 – 8098 Main Street, Ellicott City**

Replace granite step. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Jackie Everett

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the property dates to 1890. The Applicant proposes to replace the top marble step on the front portico because the current step is broken. There are two quotes provided in the application, which is required by the Façade Improvement Program. However, the scope of work is slightly different between the two. The first quote proposes to remove a center section of the top step and replace it with two long sections of granite to be 10 inches deep and 60 inches wide. The second quote proposes to clean all three steps and replace the top step with a 7 inch high by 20 inch deep and 84 inch long step using new White Vermont marble to match the existing marble steps.

The Applicant seeks tax credit pre-approval and Façade Improvement Program funds for the work.

**Staff Comments:** The replacement of the broken marble with new marble complies with Chapter 6.C (page 26-27) recommendations, “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible” and “if a masonry wall or feature must be replaced, use material as similar to the original as possible, particularly if the materials are visible from a public road or are key elements of the building’s style or character.” The two quotes provided for the Façade Improvement Program application contain different dimensions. The replacement piece of marble should be one solid piece to match the existing dimensions of the step, as it is a defining characteristic of the front portico.



Figure 1 - Broken marble step



Figure 2 - Depth of top step

**Staff Recommendation:** Staff recommends approval of the replacement step if replaced in-kind with one solid piece to exactly match the dimensions of the existing piece of marble. Staff recommends tax credit pre-approval for the work.

**Façade Improvement Program:** Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

**16-10 – 12050 Old Frederick Road, Marriottsville**

Tax credit pre-approval to stain siding.

Applicant: Sally Hebner

**Background & Scope of Work:** According to SDAT this property dates to 1920. The County Architectural Historian dates the property to last quarter of the 19<sup>th</sup> century. This property is not currently listed on the Historic Sites Inventory, but is eligible to be pre-approved per Section 20.112 of the County Code, which states that an eligible property means, “A structure eligible for inclusion in the Howard County Historic Sites Survey, which is added to the survey prior to the final approval of a certificate of eligibility.” The County Architectural Historian has surveyed this property and is currently working on the Historic Sites Inventory form write up. The Department of Planning and Zoning will be preparing a batch of properties to take to County Council for official adoption into the Inventory, at which point the Applicant will be able to claim the final tax credit.

The Applicant proposes to prime and stain the siding on the 1912 bank barn. This includes the stain of all exterior wood siding and trim. The siding will be barn red and most of the trim will be white. The stain will be semi-opaque. The Applicant has not yet made a final decision on the exact color to be used, they are deciding between a few shades of barn red to make sure the color reads as red, and not brown, as the color changes based on the light.



**Figure 3 – Historic barn**

**Staff Comments:** The work is eligible for tax credit pre-approval per Section 20.112 of the County Code, “work that is necessary to maintain the physical integrity of the structure with regard to safety,

durability, or weatherproofing.” Staff has no objection to any of the colors presented as they are very similar shades and all appropriate for a barn.

**Staff Recommendation:** Staff recommends tax credit pre-approval as submitted with the option to use any of the shades of red presented.

## **REGULAR AGENDA**

### **Motion for Reconsideration HPC-16-06(a), 3538 Church Road, Ellicott City**

A motion for reconsideration has been filed for case HPC-16-06(a) for the construction of retaining walls at 3538 Church Road.

### **10-43c – 8497 Hill Street, Ellicott City**

Final tax credit approval.

Applicant: Timothy Janiszewski

**Background & Scope of Work:** This house is located in the Ellicott City Historic District. According to SDAT the house dates to 1900. The Applicant has submitted documentation that \$79,421.20 was spent on eligible, pre-approved repairs to the house after a tree fell on the house during a storm in 2010. The Applicant seeks \$7,942.00 in final tax credits.

**Staff Comments:** The application complies with the work pre-approved. However, upon further examination of the application, it was determined that the Applicant only paid for the replacement of the asbestos siding with HardiePlank siding. The cost of that work was \$29,489.00. The other repairs to the house were directly paid from the insurance company to the contractor. Only the work that the Applicant paid is eligible for the tax credit. The Applicant was also pre-approved for the tax credit when the rate was still 10%.

**Staff Recommendation:** Staff recommends Approval of final tax credit for \$2,948.90.

### **16-11 – 3630 Church Road, Ellicott City**

Exterior alterations. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Gary Segal

**Background & Scope of Work:** This house is located in the Ellicott City Historic District. According to SDAT the building dates to 1937. The Applicant proposes to make the following exterior repairs and alterations:

1. Replace the larger garage door (if looking at the building, the right garage)
2. Replace the center window on the front of the enclosed porch.
3. Replace 6 sets of wood shutters on the front of the house with new louvered wood shutters, painted to match the existing green.
4. Paint entire house using existing color scheme (white siding and dark green shutters)

The Applicant seeks tax credit pre-approval for all work and Façade Improvement Program funds for the replacement garage door, enclosed porch center window, shutters and painting of the front facade.





**Figure 4 - View of front facade**

**Staff Comments:** The replacement of the right side garage door is considered in-kind replacement. The date that the garage was added is unknown, but it pre-dates the late 1990s according to the HPC file. In 1999 the Applicant received tax credits to replace the door (which was replaced in-kind at that time). The smaller garage (left side) previously had a pedestrian door, which was replaced with the current garage door in 1999. Most likely the previous pedestrian door was not original and was some type of larger carriage door for storage access.

The painting of the house is considered Routine Maintenance, per Section 16.601 of the Code, which states, "Routine maintenance includes painting of previously painted surfaces using the same color." The painting also complies with Chapter 6.D recommendations, "maintain, repair and protect wood siding, wood shingles or log construction."

The replacement of the shutters complies with Chapter 6.I of the Guidelines, "for replacements, install shutters or blinds that maintain the size, style and placement of the original" and "install shutters or blinds of painted wood. Shutters or blinds should be correctly sized for the window and operable, or at least appear operable with hinges and hold backs appropriate to the period of initial construction." The house currently has a variety of shutters types, which are in poor condition. The replacement of the various types with the proposed louvered shutter will bring a consistent type to the house. The shutters will be operable, made of wood and will reuse the existing hardware.

The side enclosed porch window requires replacement because the window is damaged. This complies with Chapter 6.H recommendations, "when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration." The window will be replaced in-kind with a wood window.

**Staff Recommendation:** Staff Recommends Approval as submitted and tax credit pre-approval for all work.

**Façade Improvement Program:** Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust and availability of funds. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

**16-12 – 8086 Main Street, Ellicott City**

Exterior alterations.

Applicant: Genice Brown

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the property dates to 1890. The Applicant proposes to paint the left side front door Olympic Byzantine Purple. If looking at the building, the door proposed to be painted is located on the left. There are two front doors on this building, but the other door is 90 degrees perpendicular to the side and is proposed to remain a light pink.

**Staff Comments:** Chapter 6.G explains, “a building’s main entrance is a highly visible feature when buildings are close to a street.” This building has two front doors that are close to the street – the door directly facing the street leads to the upper story space and the door to the side of this door leads to the first floor storefront.



Figure 5 - Front of building



**Figure 7 - View of front doors**

Historically purple is not a common color in the historic district, but some was added in during the Benjamin Moore Paint What Matter campaign, to blend in the color of the former Obladi bed and breakfast. The Guidelines recommend against, “using primary colors, bright orange, bright purple and grass green. These are not historically appropriate and generally will not blend with the district’s architecture.” Staff finds the proposed shade is bright. If purple is used, it should complement the purples that have already been used in the district and also be compatible with the green siding on the building. Chapter 6.N recommends, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details, such as doors or trim.” Staff recommends the Applicant consider the shade Benjamin Moore Black Raspberry, which was used on several buildings near the railroad bridge (such as 8004 Main Street) during the Benjamin Moore event and is an eggplant shade of purple. Additionally, Staff finds the color either needs to be used on both doors, or the existing color should remain. Staff is concerned that approving a new door color for only one door on a two door building would set a bad precedent.

**Staff Recommendation:** Staff recommends Denial as submitted.



### **16-13 – 8382 Court Avenue, Ellicott City**

Exterior repairs and alterations. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Martin Marren

**Background & Scope of Work:** This building is located in the Ellicott City Historic District. According to MDAT the building dates to 1874. The Applicant proposes the following work:

1. Scrape and paint German lap wood siding and trim. The siding will be painted Benjamin Moore Coventry Gray and the trim will be Benjamin Moore Kendall Charcoal.
2. Replace wood siding or trim where it is deteriorated as needed. The replacement will match the existing.
3. Scrape and paint existing shutters. Paint shutters Benjamin Moore Kendall Charcoal.
4. Window frames and trim to be preserved, scraped and painted.
5. Window sashes to be removed, repaired, cleaned, painted and reinstalled in the existing frames.
6. Replace non-historic vinyl clad wood windows with new thermally insulated Jeld Wen wood double hung 2:2 windows.
7. Restore existing wood porch. Replace porch pilaster with a wood pilaster to match.
8. Replace the modern front door with a historically appropriate wood door to be two lite over two panels. The door will be stained natural wood in the color Minwax Early American 230.
9. Replace 6-panel side door with a new half lite over 1-panel wood door to be stained natural wood in the color Minwax Early American 230.
10. Painting existing wood shutters Benjamin Moore Kendall Charcoal. Replace damaged shutters as needed with shutters to match the existing.
11. Replace front pressure treated steps with painted bullnose wood treads and solid risers.
12. Replace the existing outdoor sconces at the front and side doors with new black metal sconce.
13. Remove and replace existing roof flashing to lap under existing siding.
14. Remove and replace built up roof on back of the sloped tin roof. Replace with a GAF torch-down modified-bitumen built-up roof.



**Figure 8 - View of front facade**



**Staff Comments:** This house is located in the Ellicott City Historic District. According to SDAT it dates to 1874. There is a rear addition on the house that dates to 1978. The application mostly consists of Routine Maintenance to the historic home and modern addition. The scraping and painting of the siding and limited replacement of rotten siding complies with Chapter 6.D of the Guidelines, “maintain, repair and protect (with paint or UV inhibitor if appropriate) wood siding” and “when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape and profile. Maintain the original shape and width of details such as cornerboards, cornices and door and window trim.” The new colors comply with Chapter 6.N, “use colors that were historically used on the building, use colors appropriate to the period and style of the building and use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings...In general use calm or subdued colors, reserving bright colors for small important details, such as doors or trim.” The colors are appropriate for the building and appear similar to colors used on this building in the past and on neighboring buildings.

The repair of the windows complies with Chapter 6.H recommendations, “maintain and repair original window openings, frames, sashes, sill, lintels and trim. Maintain glass, putty and paint in good condition. Install weatherstripping to reduce air infiltration.” This work is considered routine maintenance per the Guidelines as well. Staff recommends approval of the in-kind replacement of any windows if they are later determined to be too rotted to repair as the windows appear in very poor condition. The in-kind replacement would comply with Chapter 6.H, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, materials, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.”

The repair and repainting of the shutters is also considered routine maintenance per Chapter 6.I, “maintaining and repairs shutters or blinds.” Additionally, Staff finds replacement shutters are also acceptable if any of the existing shutters are too far deteriorated. Replacement shutters to match the existing are also considered routine maintenance, “install new shutters or blind that exactly match the existing ones. This repair or in-kind replacement would also be eligible for tax credits.

The restoration of the porch complies with Chapter 6.F recommendations, “maintain and repair porches and balconies, including flooring, ceilings, railings, columns, ornamentation and roofing, that are original or that reflect the building’s historic development” and “replace deteriorated features with new materials as similar as possible to the original in material, design and finish.”

The replacement of the doors complies with Chapter 6.G recommendations, “replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building.”



Figure 9 - Front porch

The new exterior lights comply with Chapter 9.E recommendations, “choose and located lighting fixtures to be visually unobtrusive. Use dark metal or a similar material” and “place attached lighting fixtures in traditional locations next to or over a door.” The proposed exterior light will be black metal and located at the front and side doors.

The drawings indicate that other roof areas on the house will be replaced, but the Applicant has stated the only roof to be replaced currently is the built up roof described in Item 14. The replacement of the built up roof with the similar GAF product is consistent with Chapter 6.E recommendations, “replace historic roof materials only when necessary due to extensive deterioration; use replacement material that matches or is similar to the original.” The tin roof on the front will remain; it is not part of the replacement.

**Staff Recommendation:** Staff recommends Approval as submitted. Staff recommends tax credit pre-approval for Items 1-14, with the exception of any item located on the rear addition which is new construction and not eligible for the tax credit.

#### **16-07 – 8081 Main Street, Ellicott City**

Exterior alterations.

Applicant: Courtney Kehoe

**Background & Scope of Work:** According to MDAT the building dates to 1890. This property is located in the Ellicott City Historic District. The Applicant seeks approval to replace rotten wood lap siding on the back side of the building with LP Smart Guard engineered wood siding. The siding will be painted Benjamin Moore Raleigh Tan to match the existing.

**Staff Comments:** Chapter 6.D of the Guidelines recommends, “maintain, repair and protect wood siding, wood shingles or log construction” and “when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape, and profile. Maintain the original shape and width of details such as cornerboards, cornices, and door and window trim.” Therefore Staff recommends the siding be replaced with wood siding to match the existing. The existing wood siding appears to be in good condition and there should only be limited replacement. This work would be eligible for historic tax credits.



**Figure 10 - Rear of 8081 Main Street** 10

**Staff Recommendation:** Staff recommends the rotten wood siding be replaced with new wood siding to match the existing and the siding that is in good condition be sanded and primed for new paint. Staff recommends tax credit pre-approval for in-kind replacement and repair.

**16-14 – 8318 Forrest Street, Ellicott City**

Install sign.

Applicant: Courtney Kehoe

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 2008. The Applicant proposes to install a 6 foot high by 13.5 feet wide flat mounted sign on the building. The sign will total 56 square feet. The sign will be 1.5 inches thick and made of high density urethane (HDU). The sign will have a gray background with white text and green/teal graphic of a building silhouette with a gray tree. The sign will have a green/teal border. The sign will read on four lines:

WAVERLY  
REAL ESTATE  
GROUP, LLC

*Commercial Sales, Leasing, and Property Management*

There will be three black metal gooseneck lights installed above the sign to illuminate the sign at night.



**Figure 11 - Proposed sign**



**Staff Comments:** The Applicant has been working with Staff on this proposed sign, before formally applying to the Commission. The original sign started at 144 square feet, then reduced to 81 square feet and now stands at 56 square feet. Chapter 11 of the Guidelines explains, “Because most of the historic district was developed during the 19<sup>th</sup> century, before automobile travel, the district is scaled to the pedestrian. Signs in the district should reflect this heritage and also be scaled to the pedestrian. Because the signs will be close to viewers, quality and detail are more effective than overwhelming size.” Staff recognizes this building was built in 2008, is located at the far end of Parking Lot D and is one of the larger buildings in town. Chapter 11.B states, “in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City’s larger buildings, where these limits would result in signs that are ineffective or not in scale with the building.” As such, this building has some leeway for a larger sign. If the ‘one-half square foot of sign area for each linear foot of street frontage’ recommendation is applied, this building could have a sign that is 36.5 total square feet as it is approximately 73 feet in width (as determined from measuring the County aerial photography). However, based on the design of the building Staff finds a larger sign may be appropriate to properly fill the space.

The current proposed sign is larger than 36.5 square feet. Staff recommended the Applicant look at the sizing of the window (see yellow square over window) because it is an existing proportion on the building that could be replicated. Another existing proportion on the building is the brick area between the windows (see red rectangle over sign below). The image below shows the height of the brick area applied to the sign, keeping the sign width the same. The sign was originally wider, with four gooseneck lights, and Staff recommended reducing to a width of three gooseneck lights, which appeared more balanced as opposed to reducing even smaller.

Staff suggests the sign and lighting be lowered slightly on the building, to be in line with the brick area under the windows and the existing Center Tek sign (which is to remain). The gooseneck lights are circled in green below, they are not highly visible in the mock-up.



Figure 12 - Staff suggestions for rear

Other than the size, the sign generally complies with Chapter 11 recommendations for signs, such as “use simple, legible words and graphics. Keep letters to a minimum and the message brief and to the point” and “use a minimum number of colors, generally no more than three.” Chapter 11.A recommends “coordinate sign colors with the colors used in the building façade.” The gray background on the side coordinates with the stone and brick colors on the building façade. Chapter 11.A also recommends “use historically appropriate materials such as wood or iron for signs and supporting hardware.” The proposed sign is not wood, but is high density urethane (HDU), and has a similar appearance to wood on a flat mounted sign. HDU signs can be sandblasted, similar to wood signs. This sign material has been previously approved in the Ellicott City Historic District as well.

The proposed gooseneck lights comply with Chapter 11.A recommendations, “use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign.” The three gooseneck lights will be directed at the sign. The black metal fixtures also comply with Chapter 9.E recommendations, “use dark metal or a similar material.” The Guidelines recommend against using internally lit plastic signs, so the use of separate lighting fixtures as proposed complies with the Guidelines.

**Staff Recommendation:** Staff recommends the sign be reduced slightly in height and lowered to match up with the other existing sign and brick area under the windows.

#### **16-15 – 8069 Main Street, Ellicott City**

Exterior alterations. Tax credit pre-approval.

Applicant: Len Berkowitz

**Background & Scope of Work:** This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant proposes the following work:

- 1) Replacement and enlargement of rear door and two windows.
- 2) Replacement of existing side windows with tempered insulated units.
- 3) Combine two side windows (on each side) with removal of the wall section in between. Replace with one large tempered insulated unit on each side.

#### **Rear of Building**

The Applicant proposes to remove the existing 30 inch 6-panel rear door and expand the opening to install a 36 inch 1-lite over 2-panel door. The Applicant also proposes to expand the rear window openings from 29 ½ inches wide to 48 inches wide.



Figure 13 – Existing rear of building

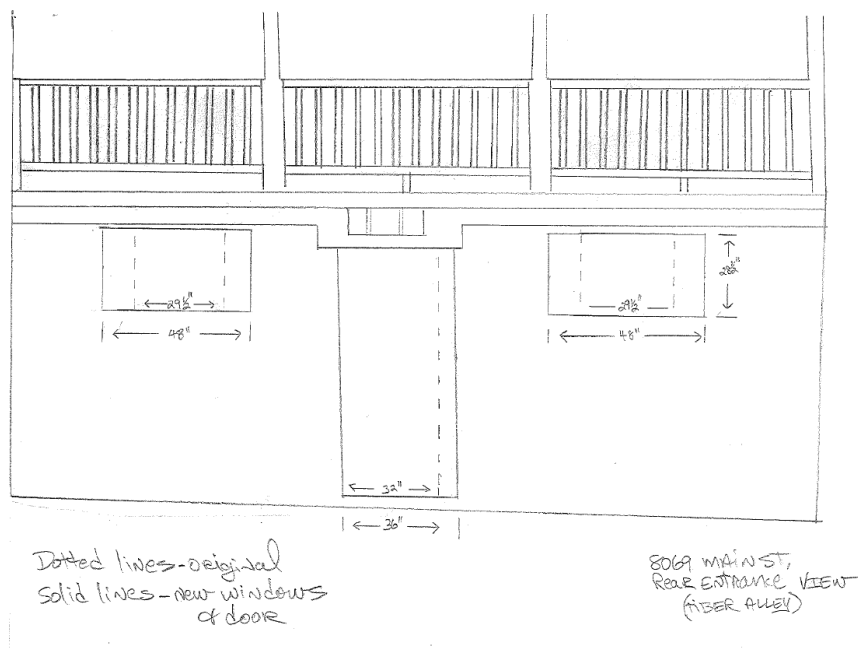


Figure 14 - Proposed changes to rear



### East and West Sides of Building

The Applicant proposes to expand two of the windows on each side into one large picture window and then replace the other windows in-kind to match the existing in style, but with a more insulated window.



Figure 15 - View from Tiber Park (west side)



Figure 146 - View from Tiber Alley (east side)

**Staff Comments:** This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. As indicated in the application, the storefront window for this building was altered after the 1972 flood. The windows on the side of the building were most likely added at that time when the building was restored after the flood. The storefront window was also likely altered at this time as well.

The windows on the sides of the building stand out as a modern alteration and are not historic. Staff is concerned about further altering the windows by enlarging them. Chapter 6.H of the Guidelines recommends, “replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building.” The historic windows on the second floor are double hung 6:6. The modern windows on the first floor are 1 solid lite. If the first floor windows were being applied for today, Staff would have recommended the windows line up with the windows on the second floor, which would have resulted in less window openings. Additionally, Staff would have recommended the windows be more compatible in proportion to the upper floor windows and have a window pane configuration to match as well. Staff does not find it appropriate to further alter the historic building by changing the shape of the side window openings to be more modern and less compatible with the historic building.

Staff has no objection to the proposed alterations to the rear of the building. Enlarging the door to a standard size would make the door ADA accessible and enlarging the windows on the rear would make the rear façade more attractive. The rear of the building is a modern addition and is constructed out of concrete block.

**Staff Recommendation:** Staff recommends Approval of the proposed modifications to the rear of the building. Staff recommends Denial of the proposed modifications to the sides of the building. Staff recommends Denial of tax credit pre-approval for all alterations as Staff does not find they are eligible.

#### **16-08 –8505-8507 Main Street, Ellicott City (continued from March)**

Exterior alterations.

Applicant: Troy Samuels

**Background & Scope of Work:** This building is located in the Ellicott City Historic District and is in the process of being constructed. The previous owner received approval to demolish the house in February 2011, which expired before the demolition took place. In July 2014 the previous owner came back to the Commission for approval to demolish the house again in order to sell the property to the current Applicants. The Applicants came before the Commission last month, in March 2016 for approval to make modifications to the previously approved plans. The Commission requested additional drawings from the Applicant in order to make a decision on the application and the case was continued to the April 2016 meeting.

The Applicant has submitted revised drawings that still show a parapet wall, but one that has been lowered to 12 inches in height. The parapet wall is still shown at an adverse angle from the mansard roof.

#### **Windows**

The Applicant now seeks approval to change the windows from the Andersen Narroline to Jeld-Wen 2500 series, 1:1 wood window. The color will remain white.

**Front Door**

The Applicant proposes to change the front door from a Jeld-Wen 6 panel wood door to a Jeld-Wen 3 lite over 3 panel wood door.

**Mansard Roof**

The Applicant proposes to cover the mansard roof using GAF Timberline HD asphalt shingles in the color Weathered Wood. The application states that HardiePlank was originally approved, however that is incorrect; the mansard roof was originally to be shingled in oxford grey asphalt shingles.

**Patio Door**

There are spec sheets without photographs for a Jeld-Wen sliding patio door, but no other reference in the application.

**Staff Comments:****Windows**

Staff has no objection over the change to the Jeld-Wen w2500 series window from the Andersen Narroline. The window will remain wood, which complies with the Guidelines, "use materials common to the historic district, such as wood siding, wood shingles, brick, stone or stucco, and compatible with materials used in the immediate vicinity."

**Front Doors**

The front door that has been submitted is a craftsman style door, which is not the style of the house. Chapter 8.B recommends, "use elements such as porch shapes, window or door openings...and other characteristics that echo historic Ellicott City buildings." There are no craftsman style homes in the immediate vicinity. The originally approved 6-panel door is the most architecturally appropriate door for the style of the house. Chapter 6.G of the Guidelines explains, "Historically, most Ellicott City doors were painted, paneled wood. Six-panel and eight-panel doors were used during the early period." Staff understands a door with windows is desired and recommends the Applicant consider a different style of glass and paneled door, as recommended by Chapter 6.G of the Guidelines.

The new submittals show two different scenarios with the front door. Staff is unclear which scenario is currently proposed. The doors were originally approved to be paired in the center.

**Mansard Roof**

There appears to be some confusion over the original material of the mansard roof, which was to be a Tamko asphalt shingle in the color Oxford Grey. The current Applicant proposes to use GAF Timberline asphalt shingles in the color Weathered Wood. The siding on the house will be HardiePlank siding in the color Navajo Beige. Staff is concerned the Weathered Wood shingle will be too monotone and not appropriate with the design of a mansard roof. The neighboring house also has a mansard roof and the siding and roof shingle is unpainted wood shingle. Staff recommends the roof be constructed with the Oxford Grey shingles as previously approved. Another brand may certainly be used, if samples of the shingle are provided and determined to be appropriate. Staff finds the Weathered Wood shingle will stand out as fake material next to the neighboring wood shingle roof and not blend in with the neighboring architecture. The neighboring houses are shown below.





Figure 17 - Streetscape

### **Patio Door**

The application does not indicate where the patio door will be located, although it will most likely be on the rear of the house. Staff recommends the Applicant submit a future application with a spec sheet of the proposed patio door.

### **Stone**

A photograph of stone has been submitted, but Staff finds it is not clear enough to determine if it is acceptable. Staff recommends a sample of the stone be presented prior to or at the meeting.

**Staff Recommendation:** Staff does not find there has been enough information presented to make an overall recommendation. Last month Staff recommended approval of the change to the Jeld-Wen windows and still supports that recommendation. Staff recommends the gray roofing remain instead of the brown roof shingles. Staff recommends a more appropriate historic style of front door be used and that the doors be paired in the center of the building as originally approved.

\*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

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Beth Burgess  
Executive Secretary